



## CITY OF GREENWOOD

### REPORT OF TECHNICAL REVIEW COMMITTEE

Docket#: PC2006-001 Date of Report: 12/21/05  
Project: Precedent South, Section 1, Block 3 – Secondary Plat  
Representative: Projects Plus

**Project Description:**

West side of Graham Rd., south of Main Street. Block 3 fronts along Graham Rd. on the east and along Commerce Drive West on the west.

This will need to be a re-plat of Block 3.

**Minutes/Comments:**

Max Cooper, Projects Plus, presented the plat and plans.

Block 3A was previously given secondary approval and has been recorded. This plat does not match the boundaries nor the acreage of the existing plat. This plat adds area to the north and omits three (3) acres near the southwestern corner. This plat will have to be revised to include all of Block 3, and will have to have consent signatures from all owners.

Johnson moved. Weber seconded. Motion carried to recommend the following conditions.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

*That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES*

With the following conditions:

1. Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
2. Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
3. Sanitary sewer plans shall be subject to review and approval by outside city consultant.
4. Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
5. All written comments listed in Senior Planner's report shall be met. (attached)
6. All written comments listed in Fire Department's report shall be met. (attached)
7. The height and location of any building or other structure located within the boundaries of the Greenwood Airspace Zoning District shall be reviewed and approved by the Federal Aviation Administration (FAA); by the Division of Aeronautics, Indiana Department of Transportation; and by the Greenwood Board of Aviation Commissioners prior to the issuance of an improvement location permit (i.e. building permit).
8. Consent form shall be obtained from R.S. Locker. The R.S. Locker parcel shall be included in this re-plat.
9. Easement vacation process shall be required for the existing platted easement.
10. Make correction to conflicting pond elevations shown on plat plans.
11. All portions of driveways within public r-o-way shall meet city commercial street pavement cross-section.
12. Delete notes of landscaping within r-o-way.
13. Plat plans subject to further review by City Engineering Dept.

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Chairman